

PETITION TO RENEW THE
SAN PEDRO HISTORIC WATERFRONT
PROPERTY BUSINESS IMPROVEMENT DISTRICT (PBID)

PURSUANT TO SECTION 36600 ET SEQ OF THE
CALIFORNIA STREETS AND HIGHWAYS CODE

CN	APN	SITE ADDRESS	OWNER NAME 1	Zone	Land Area (SF)	2015-16 Assmt	%
50	2733-005-018	17835 KINGSBURY ST	PARUNYAN ENTERPRISES I LLC	2	10,498	\$833.07	0.64%
50	2733-005-021	10658 ZELZAH AVE	PARUNYAN ENTERPRISES I LLC	2	3,197	\$253.70	0.20%
50	2733-005-024	10666 ZELZAH AVE	PARUNYAN ENTERPRISES I LLC	2	2,866	\$227.43	0.18%
50	2733-005-025	10668 ZELZAH AVE	PARUNYAN ENTERPRISES I LLC	2	2,696	\$213.94	0.17%
50	2733-005-032	10650 ZELZAH AVE	PARUNYAN ENTERPRISES I LLC	2	6,316	\$501.21	0.39%
50	2733-005-033	17840 CHATSWORTH ST	PARUNYAN ENTERPRISES I LLC	1	5,040	\$799.89	0.62%
50	2733-005-034	10664 ZELZAH AVE	PARUNYAN ENTERPRISES I LLC	2	6,216	\$493.27	0.38%
50	2733-006-012	10671 WHITE OAK AVE	PARUNYAN ENTERPRISES I LLC	2	3,297	\$261.64	0.20%
PARUNYAN ENTERPRISES I LLC Total						\$3,584.16	2.77%



Check Box

YES, I want my property (ies) to be included in the renewed San Pedro
Historic Waterfront Property Business Improvement District.

STATEMENT OF AUTHORITY TO SIGN THIS PETITION – (Must be completed by petition signer)

I, _____, hereby certify (or declare) under penalty under the
laws of the State of California that I am legally authorized as owner, or legal representative of owner,
to accept the levy of liens (assessment amounts) on the property(ies) listed above. This statement is
true, correct, and complete to the best of my knowledge as of ____/____/____.

PRINT NAME CLEARLY

MONTH DAY YEAR

Petition Signature: _____

Property Owner's Name (Please Print or Type)

Property Owner's Signature

Date

-OR-

Duly Authorized Representative's Signature

Title (Please Print or Type)

Date

Please Return To:

San Pedro Historic Property Business Improvement District (PBID)

C/O Lorena Parker

390 W. 7th Street, San Pedro, CA 90731

310-832-2183 | LParker@SanPedroBID.com

MANAGEMENT DISTRICT PLAN SUMMARY

Developed by property owners, the San Pedro Historic Waterfront Property and Business Improvement District (SPHWBID) is a benefit assessment district which was established in 2007. The District has reached the end of its second five-year term and property owners now wish to renew the SPHWBID for ten (10) additional years to continue funding vital business and property related services.

Name: The name of the PBID is the San Pedro Historic Waterfront Business Improvement District (SPHWBID).

Location: The SPHWBID is generally bounded on the west by S Pacific Avenue (including parcels fronting the western edge of S Pacific Avenue) and on the east by the San Pedro-Avalon water line. Parcels located west of Harbor Boulevard are generally bounded to the north by W 3rd Street and to the south by portions of W 10th Street, W 9th Street, and W 8th Street, with parcels east of S Beacon Street and west of S Harbor Boulevard extending south to W 14th Street. Parcels located east of Harbor Boulevard are generally bounded to the north by the northern boundary of APN 7440-024-911 (Map ID ____) and to the south by the southern boundary of APNs 7440-039-909 (Map ID ____), 7440-039-910 (Map ID ____), 7440-041-907 (Map ID ____), and 7440-041-906 (Map ID ____).

There are three Benefit Zones in the proposed renewed District. Zone 1 includes all parcels within the District west of harbor Boulevard. Zone 2 includes all parcels east of Harbor Boulevard and roughly south of W. 3rd Street and north of W 15th Street. Zone 3 includes all parcels east of Harbor Boulevard not in Zone 2.

For a detailed description of the District boundaries and Benefit Zones, see Section II, District Boundaries.

Services: The SPHWBID will provide services to individually-assessed parcels within the District. Services will not be provided outside the District boundaries. The services which will provide special benefit to individually-assessed parcels may include, but are not limited to:

- Visitor, Ambassador and Security services;
- Sanitation, Beautification & Capital Improvements;
- Marketing and Special Events;
- Administration and District Management.

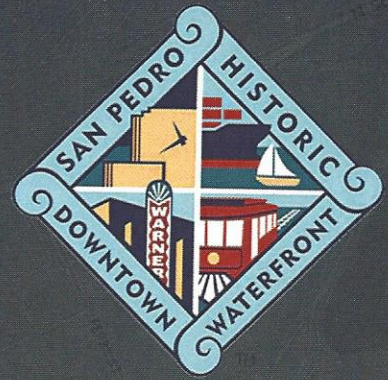
Financing: The district's source of financing will be special benefit assessments levied on 804 individually benefitting parcels within its boundaries. Commercially zoned parcels and parcels zoned RD4 or higher within the District will be assessed. Each individually assessed parcel will receive proportionate special benefit from District funded services. The District contains three benefit zones with assessment rates based upon zoning and land use and services provided to each benefit zone. The assessment rates for each benefit zone are shown in the table below. For a detailed

discussion on assessment rates and benefits supporting these rates, see Section IV – Assessment Methodology and the attached Engineer’s Report.

San Pedro Historic Waterfront PBID		
Year 1 (2017-18) Assessment Rates		
Parcel Use - Benefit Zone	Land Rate (\$/sqft/yr)	Building Rate (\$/sqft/yr)
Commercially-Zoned Parcels		
Zone 1	\$0.11941648	\$0.17321581
Zone 2	\$0.05968573	\$0.08666418
Zone 3	\$0.0096118	\$0.00000
Residential Zoned (RD 4 or higher) Parcels and Uses		
Zone 1	\$0.11941648	\$0.08666418
Zone 2	\$0.05968573	\$0.04333200
Zone 3	\$0.00000000	\$0.00000000
Parcels with Active Public Right-of-Way, Residential Zoning (RD1.5 to RD3) or Agricultural Zoning (RA) in any Benefit Zone		Not Assessed





Budget: The SPHWBID assessment budget for the first year of operation (2018) is \$1,276,159.00 with a maximum assessment rate increase of 3% per year for the District’s ten (10) years of operation. It is noted that the Assessment Engineer has determined that general benefits equate to 1% of an adjusted total PBID program costs of \$1,289,049.50 or \$12,890.50. General benefit costs shall be derived from non-assessment revenue sources such as grants, program income, volunteer credits, interest, memberships and other sources.

Benefits: “General Benefit” is defined as: “A benefit to properties in the area and in the surrounding community or benefit to the public in general resulting from the improvement, activity, or service to be provided by the assessment levied”. “Special Benefit” as defined by the California State Constitution means a distinct benefit over and above general benefits conferred on real property located in the District or to the public at large.



Business Improvement District

Property Types, District Boundary and Proposed Expansion Area

-  Proposed Expansion
-  Non-Port of LA Parcels
-  Port of LA Parcels
-  District Boundary



0 0.25 0.5 Miles

Coordinate System: NAD 1983 Stateplane
California V FIPS 0405 Feet

Source: Los Angeles County Enterprise GIS

Prepared by NBS - July 2016

